



118 Lion Blvd PO Box 187 Springdale UT 84767 * 435-772-3434 fax 435-772-3952

**MINUTES OF THE SPRINGDALE HISTORIC PRESERVATION COMMISSION MEETING ON
THURSDAY, MARCH 12, 2015 AT SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UT
MEETING CONVENED AT 4:03 PM**

MEMBERS PRESENT: Chairman Joseph Harper, Commissioners Pat Cluff, Stephen Roth, Lisa Zumpft,
EXCUSED: Jack Burns
ALSO PRESENT: DCD Tom Dansie, Associate Planner Moumita Kundu and Town Clerk Darci Carlson
recording. See attached list for citizens signed in.

Discussion/Information/Non-Action Items

Approval of Agenda: Motion made by Pat Cluff to approve the agenda; seconded by Lisa Zumpft.

Harper: Aye

Roth: Aye

Zumpft: Aye

Cluff: Aye

Motion passed unanimously.

Commission discussion: Ms. Zumpft said Z-Arts received a grant from the Humanities Council for the Historic Odyssey walking tours. Jean Krause will have a Historic Odyssey retrospective program at the Canyon Community Center on May 18th where photos taken from these walks will be displayed. Copies will also be given to each participating town so they can be preserved.

Ms. Zumpft updated the Commission on the grant proposal. It was submitted to the state and the Commission should hear back late March regarding funding. Contractors can put in-kind donations in their bids. An RFP can now be drafted to elicit formal bids for the reconnaissance survey.

- Mr. Dansie said the RFP can be drafted but not released until funded by the grant. The Town Council agreed to provide matching funds but these will come in next years' fiscal budget. Therefore the Commission cannot engage consultants until after July 1st.
- Ms. Zumpft agreed to contact the consultants to advise them when the RFP will be released for bids.

Ms. Cluff announced that she attended the Washington County Historic meeting. She sent an email to the Commission with her notes from the meeting (attachment #1).

Ms. Kundu stated she will be attending the Utah Preservation Conference in Salt Lake City tomorrow. She will also share her notes from the conference when she returns.

- Because the Commission is a Certified Local Government, the Town is given two free registrations to the conference every year. Additional funds to attend the conference were requested in the grant proposal with hope more can attend next year.

Action Items

Discussion and consideration of next steps for the Pioneer Cemetery: Ms. Kundu prepared and presented an overview for the Commission. The Pioneer Cemetery is an important historical site for the Town; however there are boundary issues with the Novel House and Moenave development that need to be resolved. Current title shows the property was owned by O.D. Gifford. When he died in 1932 the land passed to his descendants. The Town would like to pursue a Quiet Action Title.

- Mr. Dansie said the Town had a title report done some time ago. In order to conduct the Quiet Action Title we need to identify Mr. Gifford's descendants and notify them of the Town's intent.
- Ms. Zumpft referenced and read from the letter from Leon Gifford, which was part of the meeting packet materials.

- The request for the Commission to consider is if they will take the lead on this project. There are a number of resources where we can identify many of the descendants and avoid paying a consultant to do the work.
- The Pioneer Cemetery is historic. The Town has been maintaining it and would like to claim ownership. The court must first notify any person who may have an ownership claim in the property before the property can be deeded to the Town. If any descendants dispute the Town's claim, the court would conduct a hearing.
- Darci Carlson mentioned there has been work done already which indicates it is the family's intention Springdale has this property. There should not be any push-back from the family, however it must go through the correct process to document an earnest effort was made to contact the descendants.
- Mr. Dansie further clarified and said it is a publically used piece of property and should be under the Town's ownership. We maintain it, keep records of the graves and therefore have an ownership claim. The property is exempt from taxes.
- Mr. Dansie said Fay Cope had made the connection between the cemetery ownership and Leon Gifford based on a conversation she had with her mother, Clara. Despite Leon Gifford's letter, Town Counsel indicated unless there is something in a will or other legal document, Leon Gifford doesn't have any more right than another descendant to "gift" the property to the Town. There are people who can help identify descendants. Between all the resources we may be able to compile a list to make meaningful headway. He asked if the Commission was interested in taking this project. It would be important to document what was done.
- Mr. Harper said he was interested in helping with the genealogy. Staff would also be happy to support all efforts. If necessary the Town can enlist a consultant, but the more work that can be done internally, the less the cost.

There are some graves outside the boundary of the cemetery. The Town had discussions with Novel House to do a potential swap of land. In addition a section of the proposed Moenave development has an area with graves.

- Mr. Dansie explained that when the Moenave subdivision was being proposed they offered the section of land that contained the graves. In return they suggested a land transfer which would involve the Novel House and the Town in a three-way exchange.

Motion made by Lisa Zumpft that the Historic Preservation Commission accepts the Quiet Title Action project concerning the Pioneer Cemetery and Joe Harper be named the main point of contact; seconded by Pat Cluff.

Harper: Aye

Roth: Aye

Zumpft: Aye

Cluff: Aye

Motion passed unanimously.

Ms. Kundu excused herself from the meeting to travel to Salt Lake City and attend the Utah Preservation Conference.

Historic Structure restoration update: Mr. Harper indicated his schedule did not permit time to accomplish as much as he would have liked.

- Mr. Dansie suggested the Commission decide on a foundation. He also mentioned some Town staff had other ideas about the use of the property where the structure was currently placed. The CCC was interested in using the area for storage.
- Ms. Cluff mentioned Jack Burns had an objection to the current location because it was not an authentic location for the structure. He suggested River Park but the Commission expressed concern over possible vandalism. Spots near Town Park also posed certain drawbacks.
- Mr. Roth said River Park also had no significance. He suggested the structure was an old LDS building.
- Mr. Dansie reminded the Commission the Town Council did already approve the site where the structure was currently placed.
- The Commissioners were still unsure of the structures original origin. Mr. Harper said many long-time residents did not know either.

- The Commissioners decided to consider alternative sites and bring back ideas at their next meeting. They can then schedule time to visit the suggested locations and determine the most appropriate place to set the historic structure. Ms. Zumpft wanted to be sure they decided on a location that was accessible for people to enjoy.

Motion made by Joe Harper to direct the Commission to suggest ideas of alternative sites for the historic structure in the April meeting; then they would review and make a final vote in the May meeting; seconded by Stephen Roth.

Harper: Aye

Roth: Aye

Zumpft: Aye

Cluff: Aye

Motion passed unanimously.

Recommendations to the Planning Commission regarding color palette regulation for historic structures: Mr. Dansie said historic structures had to use the Town's approved color palette and this does not necessarily adequately represent historic colors. Mr. Burns noted in the last meeting some historic colors are pretty dreadful. Mr. Roth also said that most historic structures were either white or natural bare wood.

- Mr. Dansie recommended they use the existing palette or white, beige or lighter tones. This allows historic structure to select something more appropriate but nothing too outrageous.
- Mr. Roth asked what buildings would qualify. Structures must be designated by the Commission as historic first. The reconnaissance level survey will also help them identify buildings in Town that are considered historic or of historic significance.

Mr. Dansie suggested colors with values of 3 through 9 and chromas of 1 or 2 in all Munsell Hues. The proposed exemption would allow these colors on a historic building. In addition, a property owner must provide some kind of reasonable documentation that indicates the color actually existed on the building.

Ms. Zumpft said fifty years and older is the national standard of age for buildings to be considered historic. They also need to have historic value.

The Commission can set the rules for what they determine to be historic. Mr. Dansie recommended they don't be too quick to discount things as not being historic. He used the Zion Park Motel as an example and said this had historic value because it represents motor court development not represented elsewhere. Therefore it may not fit the perception of what is historic but it does have historic significance. The advice is to keep perspectives open about what is or isn't historic.

Motion made by Lisa Zumpft to recommend language regarding color palette regulations for historic structures to the Planning Commission; seconded by Pat Cluff.

Harper: Aye

Roth: Aye

Zumpft: Aye

Cluff: Aye

Motion passed unanimously.

Mr. Harper asked about the Town Official's Training. Ms. Carlson indicated every year Town officials were required to attend an Open and Public Meeting Training. This year it was being held on Wednesday, April 15th. The Historic Preservation Commissioners were invited to attend.

Consent agenda:

Motion made by Pat Cluff to approve the consent agenda; seconded by Stephen Roth.

Harper: Aye

Roth: Aye

Zumpft: Aye

Cluff: Aye

Motion passed unanimously.

The next Commission meeting was set for Thursday, April 16th at 4pm.

Ms. Zumpft reminded everyone to keep track of their time.

Adjourn

Motion to adjourn made by Pat Cluff; seconded by Stephen Roth.

Harper: Aye

Roth: Aye

Zumpft: Aye

Cluff: Aye

Motion passed unanimously.

Darci Carlson

Darci Carlson, Town Clerk

APPROVAL:

John K. Harper

DATE:

May 14th, 2015

